

## EXHIBIT F

### DEVELOPMENT STANDARDS

	Area A	Area B	Area C
Home Collection	Meridian Collection	Springmill Collection	Irvington Collection
Minimum lot width at building line at which building is actually built	90'	80'	60'
Minimum lot depth	130'	130'	130'
Minimum lot frontage on street	50'	50'	50'
Minimum lot area	11,700 s.f.	10,400 s.f.	7,800 s.f.
Minimum front yard setback	25'	25'	20'
Minimum side yard setback	7'	10'	5'
Minimum rear yard setback	25'	25'	15'
Maximum building height* for all residences	35'	35'	35'

\* Building Height shall be measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.

### DEVELOPMENT STANDARDS THAT RELATE TO THE OVERALL PROJECT

Area size	76.52 acres
Maximum density	2.2 du/acre
Common area open space	21% minimum

1. The developer shall not be required to install street lights as required by WC 16.04.240(I). Dusk to dawn lights on the homes shall be used in place of the street lights.
2. The Estridge Companies shall be the only Builder allowed to construct homes within the community.